

FALLBROOK COMMUNITY PLANNING GROUP

Regular Meeting

Monday, June 16, 2008, 7:00 PM, Live Oak School, 1978 Reche Road, Fallbrook
MINUTES

RECEIVED

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San Diego County
DEPT. OF PLANNING & LAND USE

Meeting called to order at 7:04 PM by Vice Chair Harry Christiansen, who led the assembly in the Pledge of Allegiance. 12 members were present, Jim Bowen, Anne Burdick, Harry Christiansen, John Crouch, Eileen Delaney, Tom Harrington, Ron Miller, Jim Oenning, Ike Perez, and Chuck Sanacore. Bill Bopf, Carolyn Major and Jim Russell were excused.

Announcements::

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Group's jurisdiction but not on today's agenda. Three minute limitation. Non-discussion and non-voting item.

Rua Petty, President of the Board of Directors of Rainbow Municipal Water District, handed out copies of letters between RMWD and DPLU relative to a recent Major Use Permit application filed by Pardee Homes for a sewage treatment plant for their Meadowood subdivision. Pardee offered several options for an agency to own and service the system. Pardee's development is outside the RMWD service area, and they are not interested in involvement in the Pardee proposal. They pointed out some environmental concerns. DPLU answered that this application is being evaluated. Chair Harry Christiansen said that FCPG deals with land use issues, and ownership and operation of such a plant is not in our prevue.

2. Approval of the minutes for the meeting of May 19, 2008. Mary Jane Pfeil moved to approve the minutes as presented. Chuck Sanacore abstained for non-attendance. Motion was approved 11 to 0.

3. Report from Department of Public Works, Project Manager Steve Ron 858-694-2567 steve.ron@sdcounty.ca.gov on alternative alignments for the extension of Fallbrook Street from Stage Coach Lane to Reche Road. **Circulation Committee**. Community input. Voting item.

Steve Ron and Camilla James, Civil Engineer, presented four options for alignment of the Fallbrook Street extension to close an existing short gap. Their objective is to define the preferred alignment anticipating that funding for design and construction will become available in the future. The options all vary slightly about how to cross the watercourse. This project does not concern itself with a traffic signal at Fallbrook Street or with extension of Reche Road to the west. The major design factors are a two lane road designed for 40-45 mph speeds with no bike lane (but with a bike path in the future), in a 64 to 75 foot ROW with 12 foot paved lanes, 8 foot shoulders and 12 foot parkways. Routing plans for all four alternates were handed out, as was a tabulation of much significant information. All involve about the same amount of property. Alternate 1 impacts the most Open Space. Alternate 4 requires the least design modifications to fit the in-place paving, and is most amenable to future widening.. DPW prefers this alternate although it has the highest total expense. Harry Christiansen said the Circulation Committee wants more information, such as need for modifications to driveways.

Cory Jackson of 1776 St. Peters Lane asked why the extension of Reche Road to South Mission isn't considered a better east/west thoroughfare. Harry Christiansen described the difficulties with wetlands, grade changes, etc from earlier studies of that route, which had been left on the Circulation Element route listing since it might become more practical in the future. Wendy Salyers of 1894 St Peters Lane wants money devoted to the Reche/Stagecoach intersection, saying litigation costs for the Fallbrook extension plan will be exorbitant, so it should be abandoned. Mr. Jackson handed in a reprint of a 1986 newspaper article, which to him said the Fallbrook idea had been discarded by the Planning Group. (Later on, Harry Christiansen read the article and said the widening of Fallbrook Street to a uniform width was what had been discarded from PG recommendation.)

Harry Christiansen wants to see more of the impacts of each plan on traffic, as does Tom Harrington. Harry did recommend that the concerned citizens attend the Circulation Committee meetings. Eileen Delaney also had comments re impacts. Monte Voigt suggested that copies of the several maps, etc., be mailed to all residents involved. Chuck Sanacore moved to continue for DPW to provide additional information as requested by the Circulation Committee. Motion approved unanimously.

4. GPA05-003, SPA05-001, TM5424, REZ 05-005 & S05-014 Campus Park West project is proposed for the approximate 107 acres located in the north east corner of I-15 and SR76. It is a request that includes the processing of a General Plan Amendment, an amendment to the Campus Park Specific Plan, a Tentative Map, a Rezone and a V designator. They are requesting 369 dwelling units. Lots 1 – 17 approximately 21.6 acres of Light Industrial, Lots 18 – 20, & 31 – 34 approximately 6.1 acres of Mixed Use, Lots 28 – 30 approximately 16 acres of Multi-Family, Lots 21 – 27 approximately 21 acres of General Commercial, Lots 37 – 42 approximately 12 acres of Home Owners Association, and south of Highway 76 (Pala Road), Lots 35 & 36 approximately 8 acres of General Commercial, Lots 45 & 46 approximately 10.7 acres of open space. The applicant has requested that the preparation of Site Plans be delayed until some time in the future when development plans are being prepared, additionally the applicant has requested to write Design Guidelines specifically for the project and not use the Fallbrook Design Guidelines. Staff has concurred subject to concurrence by the FCPG. Owner/Applicant JPSP LLC (916) 447-7100/447-7112, Contact person Chris Morrow or Debbie Collins 619-235-6471. County planner Christine Stevenson 858-694-3685, Christine.stevenson@sdcounty.ca.gov. Heard as a non-voting item at the 16 May 2005 FCPG meeting. **Land Use and Parks & Recreation Committees.** Community input. Voting item. (4/9)

The representatives of this project were not in attendance when their project was called. David Graham, a consultant was present but not to speak. The project was deferred pending arrival of the proponents.

After all other projects had been addressed, the Chair said Jim Russell had suggested the Group might deny the project as presently presented. The proposal is not in order, asking for permission to file a General Plan Amendment, an amendment to a Specific Plan, a rezone and a V Designator, as well as permission to develop their own Design Standards in lieu of the Fallbrook Design Standards; all of this with no information as to what they really planned to install.

David Graham, a consultant for Pappas, was present but not prepared to speak for them. Rua Petty spoke that utility availability is becoming a major issue for development. With drought forecasts and rationing proposals proposed, it is not easy to provide water supplies. He referred back to his comment in Agenda Item #1 concerning another development proposal. Rainbow Municipal Water District has no water or waste disposal facilities available for this proposal.

Chuck Sanacore reported for Land Use Committee that after an hour long discussion the Committee the committee voted unanimously to deny the requests for the Pappas interests. The basis for the denial included three factors:

- The project proposes too much commercial development for the area being served.
- The entrance road from the I-15 bridge at Pala Mesa Drive fails to show a northeast routing for the benefit of all developments in the area,
- The project timing as proposed seems wrong, determining land uses first before proposing design standards, specific plans and site plans. Further we strongly recommend using the existing Fallbrook Design Standards.

Parks & Recreation Committee voted to continue the project for Lack of information on specific designs and location of trails and pathways, landscaping, parks and linkage of trails to adjoining properties.

FCPG comments on the committee recommendations are as follows. Harry Christiansen pointed out that the road from Old 395 is critical to the plans for Passerelle, Meadowood and Palomar College. Jim Oenning commented that this illustrates the inability of the several developers to propose compatible

facilities. Chuck Sanacore moved that FCPG should deny the proposal as presented for the following five reasons:

- The project timing as proposed seems wrong, determining land uses first before proposing design standards, specific plans or site plans. Further, we strongly recommend using the existing Fallbrook Design Standards.
- The project proposes too much commercial development for the area being served.
- The entrance road from the I-15 bridge at Pala Mesa Drive to the northeast is required for the benefit of all developments in the area,
- The proposal shows no detail as to connectivity to other project proposals for the area.
- Design standards should utilize the existing Fallbrook Design Standards.

This motion was approved unanimously, 12 in favor and none opposed.

5. Request for Waiver of B Community Design Review Special Area Regulation for painting and beautification of Pearl Car Wash located at 221 E. Mission Rd. Contact person Seana Corona, (619) 501-4264, seana@pearlcwm.com. County planner Debra Frischer debra.frischer@sdcountry.ca.gov. Withdrawn at the May 2008 FCPG meeting. **Design Review Committee**. Community input. Voting item (4/24

The Design Review Committee recommended approval. Eileen Delaney moved to approve the waiver as presented. John Crouch pointed out that the street number must be incorrect, so approval would be for a site on the north side of East Mission Road. Motion was approved unanimously.

6. S95-013W1 Site Plan modification request for a new 3,715 Sq Ft commercial building for office and retail purposes on the .92 acres located at 812 South Main Avenue. The northwest corner of this property currently includes a Kragen Auto Parts. The new building will occupy the south east corner. Owner: William & Joanne Zirbes 310-452-2885. Applicant Jeff Brand 728-3204. Contact person John Gil 310-821-4020. County planner: Marcus Lubich 858-694-8847. Continued at the 17 Dec 2007 FCPG meeting. **Design Review Committee**. Community input. Voting item. (5/1

John Gil represented the project. NCFPD had had concerns with the site plan re vehicle turnaround spaces. They now have approved the proposed site plan and an alternate in the event the back lot is ever closed off. There is no available space for additional parking. Design Review had concern about emergency vehicle turnaround, but gave conditional approval to the new parking lot layouts. Their positive concerns continue to be for office space only, no commercial venues, so that need for parking is minimized. David Allen was told there will be 43 parking spaces. The original concept plan was driven by the number of parking spaces available. Mary Jane Pfeil said Main Street traffic will be very congested. Right turn only for entrance and exit was suggested, but is not enforceable. Harry Christiansen pointed out parking standards are obsolete as the vehicle population grows. Circulation will be hampered by the fact that this property entrance is offset from that to the Major Market. Emergency traffic problems were discussed.

Ike Perez said the building is too large for the space. Chuck Sanacore would prefer a smaller building. Mary Jane Pfeil pointed out the prevalence of jay walking in this particular block, with no practical remedies. Tom Harrington said a planning group has limits on the number of conditions to a project. Anne Burdick could find no justification to deny the site plan modification. Eileen Delaney stated that while most members would prefer a smaller building, with the approval of the fire department as well as the applicant's changes in the re-submittal, as well as the submittal of an alternate driveway/turn around plan (in case the driveway in the rear is ever closed off) there did not appear any justification for denial, and she moved to approve the site plan modification as presented. Motion passed by vote of 9 to 3 (Jim Bowen, Harry Christiansen and Mary Jane Pfeil were opposed).

7. S04-060 Request for a Site Plan for the construction of a 1794 Sq Ft steel building located at 119 W. Aviation Road. Purpose of the building will be for automotive repairs or an auto body shop or for tire shop sales and installation. Additionally the existing single family residence will be converted to office, customer waiting area and rest rooms. Owner/applicant Jaime Cortez 802-4702. Contact person Raul

Silva 619-585-9139. County planner Amber Griffith 858-694-2423. Denied at the June 2007 FCPG meeting. **Land Use and Design Review Committees.** Community input. Voting item (5/7).

Harold Winterbottom described the new proposal. The building is now to be a 1425 SF wood frame/stucco structure with a concrete block rear wall and with a hip roof using composition shingles. Parking is revised, with no back-out spaces along Aviation and a total of 7 spaces. The house will be removed, with office space in the new building. The property will be enclosed with a wrought iron fence. There will be client waiting spaces both indoors and outdoors. Chuck Sanacore acknowledged that the Land Use Committee had again voted denial. However, he has had access to the modified design, and believes all significant objections have been answered. Design Review Committee was not clear why this went to the Land Use Committee since the zoning allows this use. The DR Committee has been working with the applicant and found the new site plan a great improvement. The proposed fence design is satisfactory. NCFPD has required addition of a hydrant, otherwise approved the design. There was a question about property setbacks, particularly because one immediate neighbor is a trailer park. The proponent said the trailer park is also in a C-zone. Runoff drainage seemed to be to the trailer park, not satisfactory, so some site grading will be needed. Tom Harrington moved to approve the Site Plan as presented. His motion passed 11 to 0 with Harry Christiansen abstaining.

8. S08-016 Request from Verizon Wireless to construct, operate, and maintain a wireless PCS facility with the antennas mounted on two existing buildings within the Fallbrook Center located at 1071 South Main Street. Owner Fallbrook Plaza LLC 858-486-9999. Applicant Verizon Wireless 949-286-7884. Contact person Karen Adler 715-3416. County planner Michelle Chan (858) 694-2610. **Public Facilities and Design Review Committees.** Community input. Voting item (5/9)

The proponent had asked for a continuance. Eileen Delaney moved that the project be continued. Motion approved unanimously.

9. Request for a Waiver of B Community Design Review Special Area Regulation for a new awnings and sign at Cafe Primo, 139 S. Main Ave. Contact person Linda Gordon, 760-731-5120 or email lindagordon@cblandmark.com. County planner is Debra Frischer (858)495.5201 debra.frischer@sdcounty.ca.gov **Design Review Committee.** Community Input. Voting Item. (5/24)

The building formerly occupied only by the First National Bank of Southern California now has a coffee shop co-tenant. This is a signage adjustment. The current awning will be replaced with another, higher on the roofline and a length to contain the lettered long bank name. The building will be repainted. Design Review found the proposal an improvement and voted to approve the waiver. John Crouch asked about the size of the sign. It will be 88 SF. Eileen Delaney moved to approve the waiver as presented. Motion got unanimous approval.

10. Request for a Waiver of B Community Design Review Special Area Regulation for a new sign at Bank of America, 1125 S. Main Ave. Contact person Steve Katz, Coast Signs, Steven.Katz@coastsign.com. County planner is Debra Frischer (858)495.5201 debra.frischer@sdcounty.ca.gov. **Design Review Committee.** Community Input. Voting Item. (5/24)

The applicant asked that the project be continued so that new sign plans could be prepared that comply with the Design Guidelines.

11. Request for Waiver of B Community Design Review Special Area Regulation for a paint booth at Neiman's Collision Center located at 1381 S. Mission Rd. Contact person Stan Neiman, neimans@tfb.com, 760-728-8810, County planner Debra Frischer debra.frischer@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item.

Stan Neiman showed photo simulations of his two proposed paint shop vents. They will look like chimneys, painted a color to blend with surroundings. Design Review had approved. Eileen Delaney moved to approve the waiver as presented. Motion was approved 12 to 0.

Meeting adjourned at 9:19 PM

Jim Bowen, secretary

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| Cc: | DPLU | Nick Tartaglia | |
| | | Cheryl Jones | |
| | | David Campbell | Item 4 |
| | | Debra Fritcher | Item 5, 9, 10, 11 |
| | | Marcus Lubich | Item 6 |
| | | Amber Griffith | Item 7. |
| | | Michelle Chan | Item 8 |
| | DPW | Steve Ron | Item 3 |
| | Fallbrook Chamber of Commerce | | |